



JOIN US

PUBLIC OPEN HOUSE
COMPREHENSIVE PLAN
PROJECT UPDATE
04/18/2022



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WHAT: Public Open House

WHEN: April 18, 2022, with hourly presentations at 4:00 PM, 5:00 PM, 6:00 PM and 7:00 PM

WHERE: Community Center, 9617 Park Drive, Miami Shores, FL 33138

WHY: To help identify the Village's desired future land use pattern. Learn more about, and also provide input into, a Village-led process to revise and correct the Future Land Use Element and the Future Land Use Map of the Miami Shores Village Comprehensive Plan.



SHARE YOUR THOUGHTS

Recently, Miami Shores Village identified a series of internal inconsistencies in the **2025 Comprehensive Plan** resulting from the 2018 EAR update – specifically certain discrepancies between the text of the Future Land Use Element and the Future Land Use Map of the Plan that are not adequately supported by background data and technical analysis. It is critical that these discrepancies are corrected quickly to protect all Village property owners from having a potentially inaccurate land use designation on their property, which in turn may lead to incorrect property assessments and conflicting zoning, among other risks.

To facilitate this process, the Village has issued a moratorium on all new development (excluding single-family homes) and retained the services of **Calvin, Giordano and Associates, Inc., (CGA)** – a consulting firm that specializes in municipal land use planning. CGA and the Village will be conducting an Open House-style public event on **April 18, 2022**, to present more detailed information about this process and to collect feedback from our residents regarding the potential corrections and the future land use pattern of the Village in general.

Please join us, **at your convenience**, anytime between **4 pm to 8 pm** at the **Community Center, 9617 Park Drive, Miami Shores, FL 33138**. To offer you flexibility to attend at the time most opportune to you, CGA will make the same presentation at 4:15 pm, 5:15 pm, 6:15 pm and 7:15 pm. You will also be able to explore the Open House information stations and share your thoughts at your own pace. Your input is important and well appreciated as we go forward in full transparency.

If you are unable to attend in person, CGA and the Village will also be providing other opportunities to participate in this process - including online project updates. Please stay tuned for additional information and announcements on the Village's website and social media channels or contact the **Village Planning and Zoning Director Claudia Hasbun at compplaninfo@msvfl.gov** for any additional information. Visit us online for project updates at **<https://www.msvfl.gov/>**